

MORGAN COUNTY REDEVELOPMENT COMMISSION

June 5, 2020— Meeting Minutes

The Morgan County Redevelopment Commission met on June 5th at 8:30 am at the Morgan County Administration Building, Martinsville and virtually per the Governor’s Executive Order 20-04 extensions.

I. Roll Call: On the call of the roll virtually the following Commissioners were shown to be present: Troy Sprinkle, Norman Voyles, Carole Snyder, Ralph Foley, Daniel Elliott and Dr. Jacob Allen.

II. Reading and Approval of the Minutes: May 2020 Minutes were reviewed. Norman Voyles made a motion to approve. Troy Sprinkle second. Motion passed by a vote 5-0.

III. Financial Report: Dan Bastin provided and read the financial report for May. The report was approved by a motion made by Troy Sprinkle and seconded by Norman Voyles. Dan Bastin mentioned that the major companies are delaying in paying taxes which is going to affect the RDC financially. The motion was passed by a vote of 5-0.

Financial report as set forth below.

MAY 2020

Financial report as set forth below.

Henderson Ford Interchange TIF Fund #4401

May 31, 2020 cash balance \$ 418.48

Waverly Allocation Area TIF Fund #4402:

May 31, 2020 cash balance \$ 44.80

Eagle Valley Allocation TIF Fund # 4403:

May 31, 2020 cash balance \$ 357,931.43

Expenses

Professional Services \$ 3,087.50

May 31, 2020 cash balance All Funds \$ 354,843.93

Eagle Valley Debt Service Reserve Fund # 4406:

May 31, 2020 cash balance All Funds \$ 355,307.21

Econ Dev. LIT (Local Income Tax Econ Development Fund) (loan from County Council) (#1112)

June 3, 2020 Appropriation Balance \$ 83,300.00

Troy Sprinkle made a motion to approve the June Financials. Carole Snyder seconded this motion. Motion passed by a vote of 5-0.

Accounts Held in Trust by SRF Loan Trustee the Bank of New York Mellon Trust Company

SRF Loan Construction Fund

May 31, 2020 Balance	\$ 5,491,365.00
June Disbursement Request Form 27-28	\$ 398,783.00
Balance After June Disbursement	\$ 5,092,582.00

SRF Loan Debt Service Reserve Fund

May 31, 2020 cash balance All Funds	\$ 439,486.26
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Troy Sprinkle made a motion to approve the June distributions. Norman Voyles seconded this motion. Motion passed by a vote of 5-0.

IV. Approval of Claims:

**Eagle Valley Allocation TIF Fund # 4403:
JUNE 2020 CLAIMS**

Manns Consulting, LLC	\$ 1,736.00
VanLeeuwen Law, LLC	\$ 2,612.50
RDC 2015 Bonds	\$ 67,666.000
Total June Claims	\$ 72,014.50

Eagle Valley Bond & Interest Fund # 4405:

SRF 2019 Bonds	\$ 73,700.00
To Indiana Financing	

Econ Dev. LIT (Local Income Tax Econ Development Fund) (loan from County Council) (#1112)

Sheppard Land Surveying, LLC	\$ 450.00
Bender Lumber Co.	\$ 804.30

Norman Voyles made a motion to approve the June claims. Ralph Foley seconded this motion. Motion passed by a vote of 5-0.

V. Reports To The Redevelopment Commission

- A. WAVERLY SEWER PROJECT – County Administrator Joshua Messmer provided the update. INDOT is reconsidering their financial commitment during the I-69 process. Recommends we make a decision now as financially advantageous. Crossing plans at Whiteland have changed due to utility congestion. Joshua will provide the numbers for financial commitment of RDC. Eric mentioned the Hillenburg Cabinets have lost septic connection at this point but the building was not taken by eminent domain. RDC would like to prioritize that small business hook up.

Erik provided an Agreement for Sewer Connection as drafted by Rod Bray for the Sewer for the RDC's approval. This is to be utilized for the residences to be hooked up on the Waverly lines.

Ralph Foley made a motion to approve the Agreement for Sewer Connection. Troy Sprinkle seconded this motion. Motion passed by a vote of 5-0.

RDC to reconsider the groundbreaking event date.

Brian Bullock provides update on construction. Large concrete structures are being poured. Forced mains are moving along quickly. Roughly 24% complete by dollar amount on the collection system. 19% complete on the WWTP. Collection system will be completed prior to the actual treatment center. Brian provided Pay request No. 4 and SRF Disbursement request.

- B. WAVERLY GREENWAY AND PARK PROJECT – Chelsey Manns read the report. The June claims were for the two projects already approved for the Parks.
- C. MORGAN COUNTY ECONOMIC DEVELOPMENT COMMISSION – Chelsey Manns updated the RDC on the work being done to streamline the access to documents, uploading all minutes online, and on SharePoint for the RDC Members. Opened the discussion for future consideration of TIF districts. Baker Tilly also brought to our attention that the major companies delaying in tax payment is going to affect all RDCs.

Nice Pack is moving. There are spec buildings / properties open in Mooresville. Plainfield and Westpoint are creating substantial properties dedicated to distribution and corporate centers. This is going to expand potentially south as Hendricks County runs out of space.

VI. Legal Update

- A. Resolution as to no excess assessed value for the June 15th filing.

Ralph Foley made a motion to approve the Resolution. Troy Sprinkle seconded this motion. Motion passed by a vote of 5-0.

- B. RMR Lease – subcommittee met and made substantial edits to the RMR Lease. Still working on the taxes and insurance sections. Chelsey Manns and Dakota VanLeeuwen will work on that. It is due January 2021 so we have time to flush out the Lease prior to the RDC consideration.

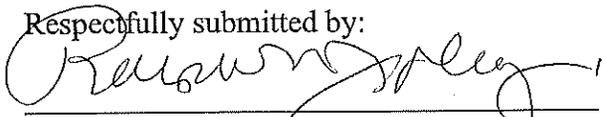
VII. Other Business

- A. No other business.

VIII. **Adjournment:** Motion to adjourn received a second and was approved 5-0.

IX. Next meeting: The RDC noted the next meeting of the Commission will be July 3, 2020, at 8:30 a.m.

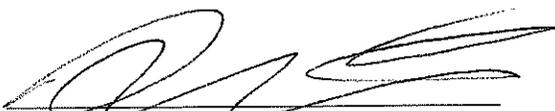
Respectfully submitted by:



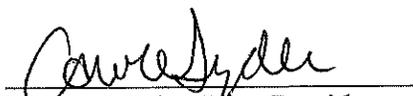
Ralph M. Foley, Secretary, Morgan County RDC

APPROVAL OF THE MINUTES

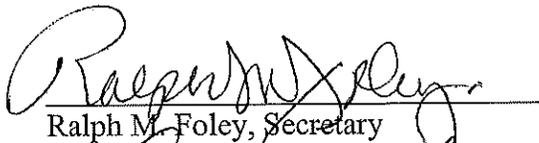
The June 5, 2020 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on the 3rd day of July, 2020.



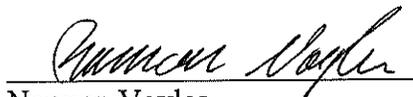
Daniel Elliott, President



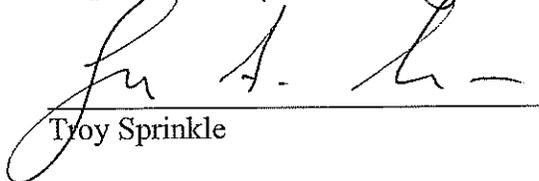
Carole Snyder, Vice President



Ralph M. Foley, Secretary



Norman Voyles



Troy Sprinkle